



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

PLANNING

Michael J. Johnson, AICP
Planning Director

ZONING ADMINISTRATOR
AGENDA
JULY 17, 2008

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

1:15 P.M.

AF

Continued to
1/15/09 @ 1:30
p.m.

MINOR USE PERMIT, LONE WOLF CYCLE SHOP (PMPA 20070834)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Gary Hall of GHH Engineering on behalf of Brian & Nancy Bassett, for the approval of:

- Minor Use Permit to construct a 2,700 square-foot motorcycle repair shop and retail parts and accessories store.
- Variance to allow six parking spaces where a total of nine spaces are required.
- Variance to reduce the required front setback to the first parking space from 40 feet from the curb line of the street to 25 feet from the curb line of the street.

The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration. The project is located on a .37-acre parcel located on the south side of Flood Road (50 Flood Road), approximately 100 feet east of the intersection of Flood Road and Lincoln Way in the Northeast Auburn area. The project site is zoned C2-UP-Dc (Commercial combining Use Permit Required combining Design Scenic Corridor). The Assessor Parcel Number is 054-232-050.

1:45 P.M.
MC
***Continued to
8/7/08 @ 2:30
p.m.***

**VARIANCE, JEFFREY WEBER, (PVAAT20080343)
CEQA EXEMPTION CLASS 5 (MINOR ALTERATIONS IN LAND USE
LIMITATIONS)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Dale Cox on behalf of Jeffrey Weber, for the approval of:

- A Variance to the front setback requirement of 45 feet from the centerline of Fern Street and 20 feet from the front property line in order to allow for 36 feet from the centerline of Fern Street and 14 feet from the front property line in order to reconstruct an existing residence.

The project is located on a .38 acre parcel on the northeast corner of the intersection of Hwy. 89 and Fern Street (4790 W. Lake Blvd.), in the Homewood area. The project site is zoned 160 Homewood Residential. The Assessor Parcel Number is 097-075-018.

2:00 P.M.
MC
Approved

**CONDITIONAL USE PERMIT, CARRIE'S POODLES (PCPCT20040897)
CEQA EXEMPTION CLASS 3 (NEW CONSTRUCTION OF SMALL
STRUCTURES)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Duane and Carrie Long, for the approval of:

- A Minor Use Permit to allow for the operation of a commercial kennel for up to 15 dogs (Toy Poodles) on the subject property.

The project is located on a half-acre parcel on the southwest corner of Soap Street and Harrison Street (24582 Harrison Street) in the Foresthill area. The project site is zoned C2-DH (General Commercial combining Design Historic). The Assessor's Parcel Number is 007-182-006.

2:15 P.M.
NT
***Continued to
an open date -
to Planning
Commission***

**VARIANCE, JEFFREY WARMOTH, (PVAAT20080344) CATEGORICAL
EXEMPTION CLASS 5(A) (SETBACK VARIANCE)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jeffrey Warmoth, for the approval of:

- A Variance to the stream setback requirement of 100 feet to centerline of Squaw Creek to allow for a setback of 35 feet from centerline in order to construct a residential condominium building.

The project is located on a 12,196 sq. ft. parcel on the south side of Squaw Peak Rd., approximately ½ mile east of the intersection with Squaw Valley Road (448 Squaw Peak Rd.) in the Olympic Valley area. The project site is zoned HDR PD=25 (High Density Residential, Planned Unit Development, 25 bedrooms per acre). The Assessor Parcel Number is 096-340-008. The Zoning Administrator will consider adoption of a Categorical Exemption.

2:30 P.M.
NT

***Continued to
an open date***

**VARIANCE, JEFFREY WARMOTH, (PVAAT20080351) CATEGORICAL
EXEMPTION CLASS 5(A) (SETBACK VARIANCE)**

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Jeffrey Warmoth, for the approval of:

- A Variance to the front setback requirement of 20' from property line to allow for a setback of 5' to structure (3' to eaves) in order to construct a garage with living space above.

The project is located on a .32 acre parcel on the south side of Winding Creek Rd., approximately 600 ft. east of the intersection with Squaw Valley Road (307 Winding Creek Rd.) in the Olympic Valley area. The project site is zoned LDR DF=4 (Low Density Residential, Density Limitation Factor 4 bedrooms per acre). The Assessor Parcel Number is 096-271-006.

3:00 P.M.
RS

Approved

VARIANCE, DENISE & BRUCE CHRISTENSEN (PVAAT20080294)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Denise and Bruce Christensen, for the approval of:

- A Variance to the 100' setback from centerline of perennial stream to allow for a setback of 95' from centerline of stream.

The project is located on a 10.1 acre parcel on the south side of Indian Springs Road, approximately ½ mile east of the intersection of Barton Road and Indian Springs Road (6250 Indian Springs Road) in the Loomis area. The project site is zoned RA-B-X-4.6 ac. min. (Residential Agricultural combining Building Site Size of 4.6 acres minimum). The Assessor Parcel Number is 035-050-030. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:15 P.M.
GH

Approved

VARIANCE, AUBURN PLAZA, (PVAAT20080315)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Craig Hashimoto, GW Consulting Engineers, on behalf of Auburn Plaza, for the approval of:

- A Variance to allow up to three (3) tenant names to be located on each of the two proposed monument signs along the State Route 49 frontage.

The project is located on a 10 acre parcel on the east side of Hwy. 49, just north of the intersection of Luther Road (1900 Grass Valley Hwy.) in the Auburn area. The project site is zoned CPD-Dc (Commercial Planned Development combining Design Scenic Corridor). The Assessor Parcel Number is 052-102-056. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:30 P.M.
CS

Approved

VARIANCE, TERRY MELTON, (PVAAT20080337)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Bill Phelon, William E. Fisher Construction, on behalf of Terry Melton, for the approval of:

- A Variance to the east side setback to allow a carport to be constructed 12' from property line where 30' is required.

The project is located on a 2.5 acre parcel on the north side of Christian Valley Road, approximately two miles from the intersection of Dry Creek Road and Christian Valley Road (1700 Christian Valley Road) in the Auburn area. The project site is zoned RS-AG-B-100 (Residential Single Family combining Agricultural combining Building Site Size 2.3 acres minimum). The Assessor Parcel Number is 077-023-037. The Zoning Administrator will consider adoption of a Categorical Exemption.

3:45 P.M.

AF

Approved

MINOR USE PERMIT - INDIAN RIDGE PRESCHOOL (PMPA 20070579)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, in order to consider a request from Cory Manzo of the United Auburn Indian Community Development Corporation for the approval of:

- Minor Use Permit to construct and operate a 5,900 square-foot child day care/pre-school facility with 15 parking spaces and an outdoor play area. The facility would operate Monday through Friday between the hours of 7:00 AM and 6:00 PM and would serve up to 32 children
- Variance to allow placement of an eight-foot tall fence to within zero feet from a man-made canal (generally conforming to a setback of 20 feet from the centerline of the canal) to within 20 feet from the front property boundary, and to within 15 feet from the side (east) property boundary

The project is located on a 2.95-acre parcel, 300 yards north of the intersection of Dillon Circle and Indian Hill Road. The project site is zoned RA-B-100 (Residential Agricultural combining Minimum Building Site Size 2.3 acres). The Assessor Parcel Numbers are 040-230-032, 033, 034, and 035. The Zoning Administrator will consider adoption of a Mitigated Negative Declaration.